



III.A

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Architectural Review Board Staff Report

Project Type: Site Plan

Meeting Date: July 12, 2018

From: Mike Knight, Planner *JK*

Location: A 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

Description: **Aventura at Wild Horse Creek (Above All Development)**: A Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for a 12.6 acre tract of land located on the south side of Old Chesterfield Road, northwest of the intersection with Wild Horse Creek Road.

PROPOSAL SUMMARY

This request is to allow for development of three apartment buildings containing a total of 169 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures. The exterior materials primarily range from thin set manufactured stone and cementitious horizontal siding. The subject site is currently zoned "R-6AA" Residence District. This is a conventional zoning district that has a minimum lot size of 3,000 square feet per unit. The area is designated Urban Core within the City of Chesterfield's Comprehensive Land Use Plan. The site will have prominent views from both Wild Horse Creek Road and Old Chesterfield Road.

HISTORY OF SUBJECT SITE

In February of 2018 the City of Chesterfield approved Ordinance 2991 which was petitioned by the same applicant for this Site Plan. The ordinance amended the Unified Development Code by changing the boundaries of a "PC&R" Planned Commercial Residential District, a "C8" Planned Commercial District and a "LLR" Large Lot Residential District to one "R-6AA" Residence District. The areas amended were previously zoned "PC&R" in 2008, "LLR" in the early 2000s, and "C8" by St. Louis County prior to the City's incorporation. The area is currently zoned "R-6AA" Residence District.



Figure 1: Aerial Site Photo

STAFF ANALYSIS

General Requirements for Site Design:

The proposed site is to construct 3 buildings that are 3 to 4 stories in height located northwest of the intersection of Old Chesterfield Road and Wild Horse Creek Road and roughly 900 feet from Interstate 64. Given that Old Chesterfield Road is classified as a minor arterial and Wild Horse Creek Road is classified as a major arterial according to the City’s functional classification system, all facades will be highly visible from a large number of users. This site is surrounded by mostly undeveloped properties, however the mobile home park is located directly to the north. The area is designated Urban Core within the City of Chesterfield’s Comprehensive Land Use Plan and has had an abundance of active development in recent history.

A. Site Relationships

The Unified Development Code outlines specific desirable and undesirable practices within site relationships. Below is a table outlining the applicable desirable site practices within the UDC and how this Site Plan relates to them.

Desirable Practices	Site Plan
Provide safe pedestrian movement between elements	Sidewalks connect throughout the site between the buildings, parking, pool area and extend to WHCR.
Provide public plazas, courtyards, assembly areas, etc.	There is one pool and cabana area that is private.
Incorporate scenic views, fountains, public art, etc.	There is a proposed area for public art to be incorporated in the southeastern corner of the site

Figure 2: Desirable Practices

Below in Figure 3 is a color Site Plan for the Aventura at Wild Horse Creek project including amenities such as a trail shelter, bike lane, and proposed public art.



Figure 3: Color Site Plan

B. Circulation System and Access

The subject site will be served by one point of full access off of Wild Horse Creek Road (WHCR) which is a major arterial roadway, owned and operated by St. Louis County, and currently has a speed limit of 40 MPH. There will be a westbound right-turn lane to accommodate the proposed full access drive with on-street bicycle accommodations designated along WHCR. A sidewalk is proposed along both WHCR and Old Chesterfield Road (OCR). There is one pedestrian entrance by a sidewalk to the east of the vehicular access point. Internally there is pedestrian infrastructure that connects all the buildings, pool, trash, and BBQ areas.

Parking exists mostly between the buildings and to the northwest of the buildings. There are 16 carports totaling 120 of the proposed 296 spaces or roughly 41% of the overall. No parking is located along the WHCR frontage. Approximately 29 are located along the OCR frontage.

To the western edge of the site is a dedicated easement for the future Riparian Trail. This can be seen on figure 3 directly above the “A”. The A is referencing a future Trail Shelter. This shelter will contain seating, a bike rack, and an overhang to shelter from some of the elements. This also contributes to the multi-modal component referenced in the Urban Core Land Use designation that will be covered later in this report.

C. Topography and Retaining Walls

The site generally consists of one large hill in which there will be an abundance of cut and fill required with the project. There will be multiple retaining walls within this project, some of which will be quite prominent and in the general public's view point when traveling along WHCR and OCR.

Figure 4 to the right demonstrates the current grade of the site. There is approximately anywhere from 28' to 68' in grade change from the perimeter boundaries to the hill's apex. The proposal is to lower the grade of the center of the site creating a flattened area with a finished grade for the parking and structures which is roughly in between 522'-528'. Every side will have a retaining wall present.



Figure 4: Current Site Grade

The most visible retaining walls will be a triple tiered mosaic block. Along WHCR there is a mosaic wall with a maximum height of 13' (max tier 5'). There is also a triple tiered mosaic block retaining wall along OCR with a maximum height of 30' (max tier 7'). An example of the mosaic retaining wall can be seen in Figure 5 to the right. The northwest corner of the site will contain a standard versa-lok retaining wall with a maximum height of 19', located along the tree preservation area, and will be screened from public view. The retaining walls will be constructed of modular block and with a stone type finish that will be similar to the stone of the buildings.



Figure 5: Mosaic Retaining Wall

General Requirements for Building Design:

This request is to allow for development of three apartment buildings containing a total of 169 units. Other significant features within the site include a clubhouse, pool, cabana, maintenance building with carwash, trash compactor with recycle center, and multiple carport structures.

D. Scale, Design, Materials, and Color

The maximum building height for any building is 57’ which occurs where Building 1 has 4 stories. Generally the buildings are 3 stories in height and 48’ tall. All of the buildings contain pitched roofs. The building facades employ horizontal banding and material change. Balcony elements and other building offsets occur at each unit which allows for visual breaks along the building elevations.

The exterior materials for most structures consist of thin set manufactured stone, cementitious horizontal siding, stucco, and roofs consisting of driftwood color architectural asphalt shingles. The applicant provided color samples and corresponding use seen in Figure 6. A more detailed look at the reasoning or intent behind the color use can be located in the color scheme section of the applicant’s attached packet.






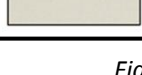
ID	Color	Use
P-1		Main entry doors
P-2		Stairs, railing, metal canopies
T-1		All trim, trim, balcony doors
T-2		Shake siding gables, stucco sections
B-1		Main Body
B-2		Balcony/Breezeway Interior

Figure 6: Color Samples

All of the color elevations are attached. Below are two prominent elevations from Building 2 that will be seen from both WHCR and OCR that exhibit the scale, design, materials, and color referenced above. Each building elevation is consistent in material and color.



Figure 7: Buildings 2 along WHCR and OCR

E. Multi-Family Architecture

Section 04-01 of the UDC includes specific requirements for multi-family architecture. Provide an on-site pedestrian system with access to common ground areas – The buildings include

sidewalks that connect each building, BBQ area, trash area, and pool area. Additionally, connections are proposed to allow for access to sidewalks along WHCR and OCR.

Express architecturally the individual dwelling units within the building – The proposal includes recessed balconies which help emphasize the individual units within the building.

Utilize color, material, and plane changes to articulate facades. Avoid monotonous or institutional designs – As discussed on pages 4-5, the proposal includes color and material changes to avoid a monotonous design.

Provide functional recreation areas –Integrated among the site are a pool and cabana area for gathering. There are also 2 designated BBQ areas.

Provide outdoor space for each dwelling – In addition to common areas, balconies are provided. The balconies provide outdoor space for each unit and also add an element of depth to the proposed buildings.

Provide visual transitions between the street and the dwelling units – Inclusion of heavy buffering provides a break between the residential units and the street. Additionally, sidewalk and landscape areas are provided between the building and parking lot to provide this visual transition.

Primary Building material - Primary building material shall be extended and installed so that no more than twelve (12) inches of concrete foundation wall is exposed.

F. Landscape Design and Screening

Several different areas of landscaping are proposed in accordance with City Code requirements. These include street trees along the site's frontage, a 30-foot landscape buffer along WHCR and OCR, and landscaping within the parking lot. Additionally, at the corner of WHCR and OCR is the proposed Art Installation which is heavily decorated with small plantings. Note that to the north and west there is minimal landscaping as this is the entire preservation area.

All mechanical units will be on the ground around the buildings and screened by plantings. An exhibit of this screening can be seen in Figure 8. These plantings generally consist of hibiscus, China girl holly, Henry's garnet sweet spire and viburnum varieties.

G. Lighting

All of the lighting proposed within this submittal is utilitarian in nature. There are 117 proposed fixtures for the site and roughly 70% of the proposed fixtures are either parking lighting or car port

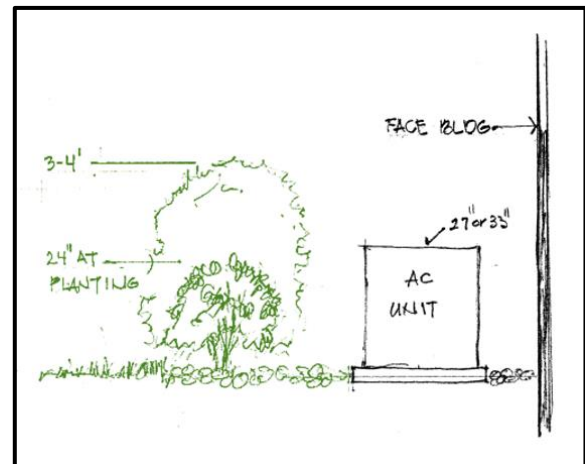


Figure 8: Mechanical Screening

lighting. Each fixture is of a black finish except for the car port fixture which will be white. All of the proposed lighting is fully shielded and flat lensed except for one decorative wall fixture. Figure 9 below is a comprehensive look of the placement for all of the proposed lighting fixtures.

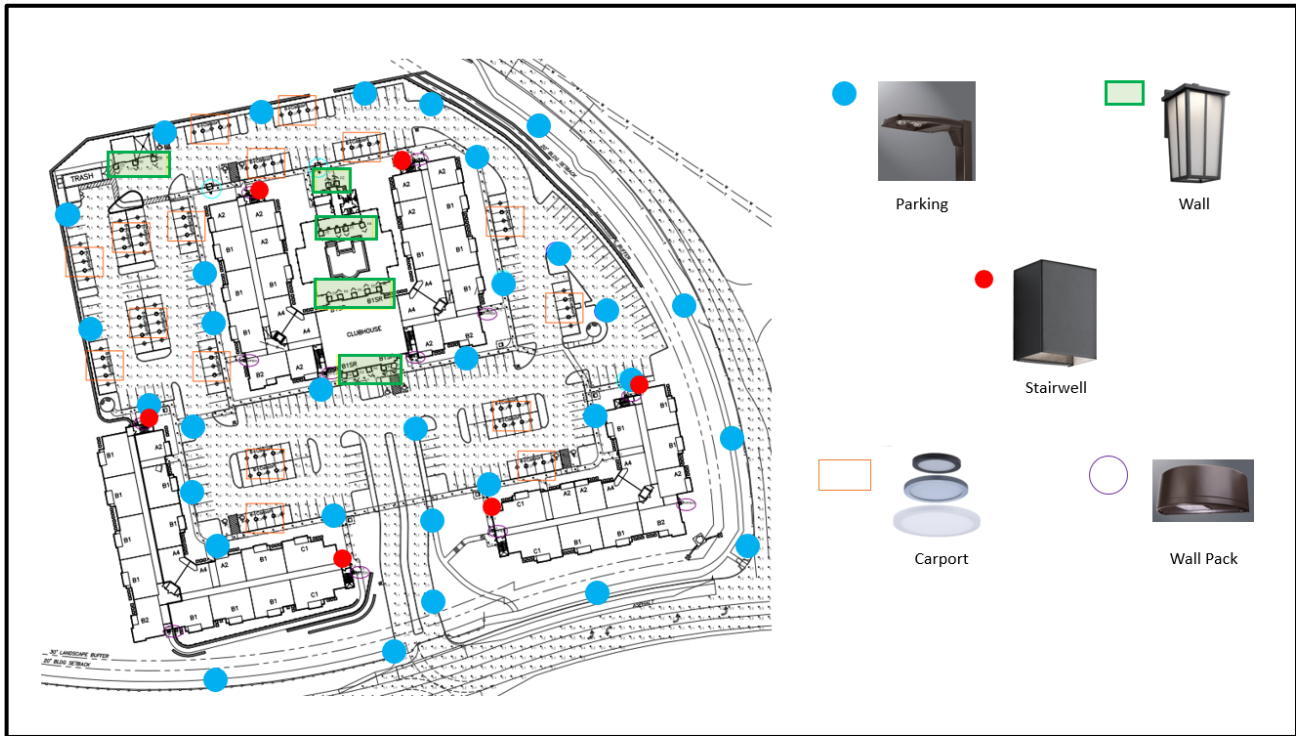


Figure 9: Lighting

H. Amenities

The City of Chesterfield has worked with the applicant to ensure that the necessary easements to support the City's vision for the future Riparian trail alignment are established. This area runs north to south along the western edge of the subject site. A trail shelter is being proposed with this Site Plan that includes an overhang for possible shade and shield from rain, seating for pedestrians, and a bike rack. This produces a multi-modal element in line with the standards of the Urban Core land use designation and has been integrated in this site for public use.

This section of Wild Horse Creek Road is designated as a planned bike lane according to the City's Bikeable Walkable Community Plan, a planned bike route in accordance to St. Louis County's Bike Plan and has a recommendation for a bike lane in the traffic impact study that the applicant produced. There is a bike lane scheduled along WHCR which will enhance connectivity through active transportation.

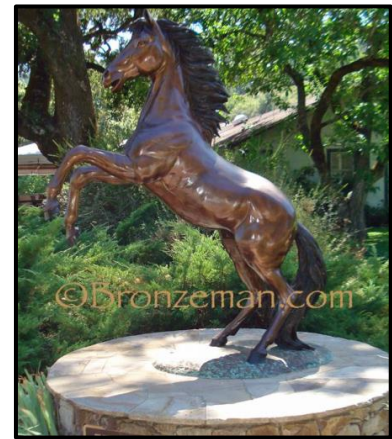


Figure 10: Public Art

There is also Public Art proposed for this site. The applicant has chosen the corner of WHCR and OCR to display the public art. Figure 10 is an example of the public art proposed.

DEPARTMENT INPUT

Be advised, this project is still going through development review by City Staff and will not proceed with approval until all outstanding items have been addressed.

Staff requests review and recommendation on this submittal for Aventura at Wild Horse Creek (Above All Development).

MOTION

The following options are provided to the Architectural Review Board for consideration relative to this application:

- 1) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development), as presented, with a recommendation for approval (or denial) to Staff."
- 2) "I move to forward the Site Plan, Landscape Plan, Lighting Plan, Architectural Elevations and Architect's Statement of Design for Aventura at Wild Horse Creek (Above All Development): to Staff with the following recommendations..."

Attachments

1. Architectural Review Packet Submittal

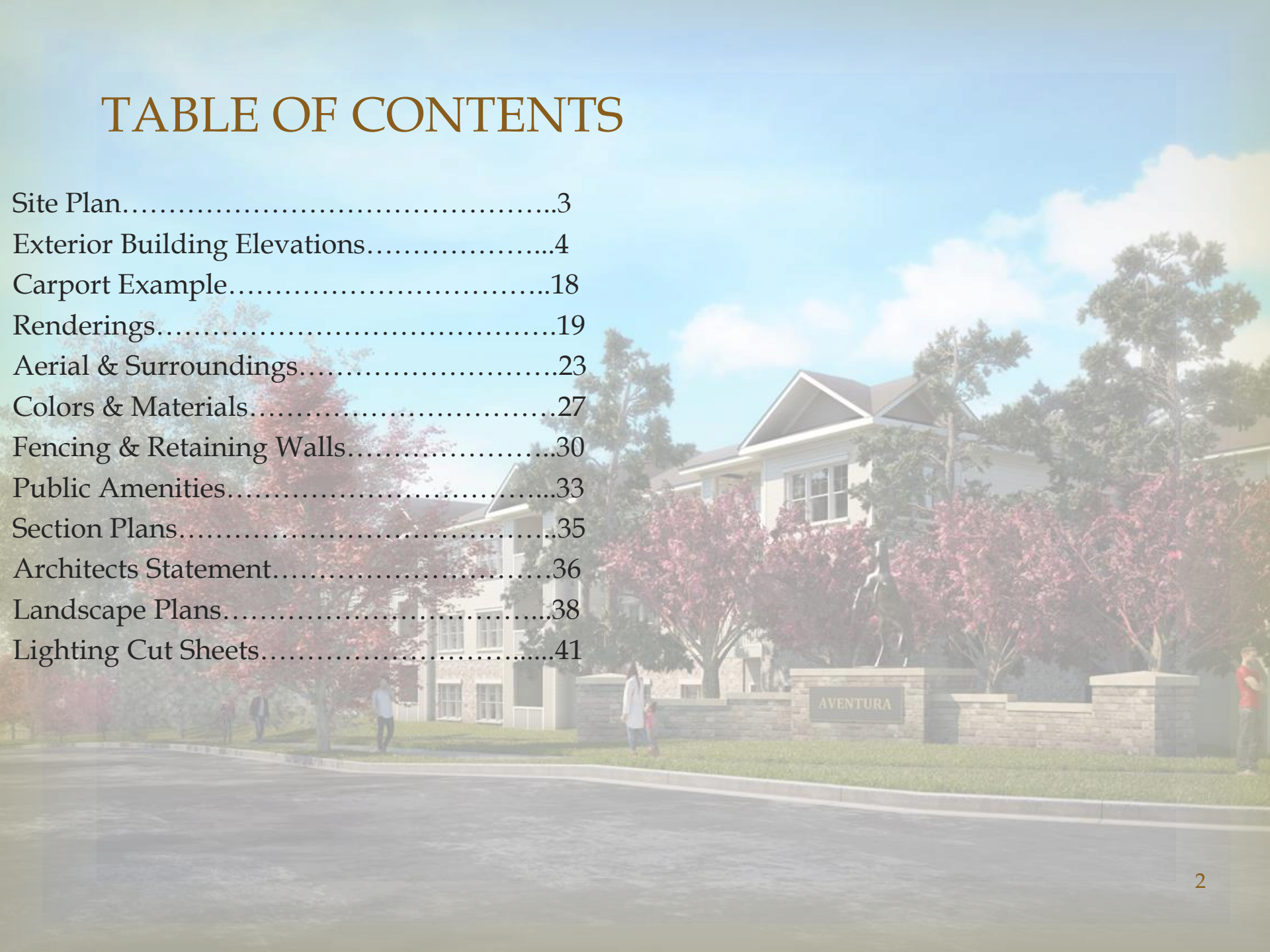
Aventura at Wild Horse Creek

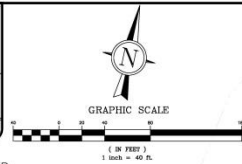
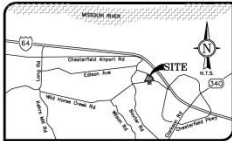


Presented for Architectural Review Board
by
ABOVE ALL DEVELOPMENT
Managed by
MLP MANGEMENT

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EXISTING	LEGEND	PROPOSED
○	UTILITY POLE	○
○	BOX WIRE	○
○	LIGHT STANDARD	○
○	ELECTRIC BOX	○
○	ELECTRIC METER	○
○	ELECTRIC MANHOLE	○
○	OVERHEAD ELECTRIC LINE	○
○	UG ELECTRIC LINE	○
○	TELEPHONE BOX	○
○	TELEPHONE MANHOLE	○
○	UG TELEPHONE LINE	○
○	FIRE HYDRANT	○
○	WATER METER	○
○	WATER VALVE	○
○	WATER MANHOLE	○
○	WATER LINE	○
○	GAS METER	○
○	GAS VALVE	○
○	GAS DRIP	○
○	GAS LINE	○
○	STREET SIGN	○
○	ISLAND OR POST	○
○	MANHOLE	○
○	SANITARY SEWER	○
○	STORM SEWER	○
○	STORM DRAIN GRATE INLET	○
○	STORM DRAIN MANHOLE	○
○	STORM DRAIN MANHOLE	○
○	SANITARY SEWER MANHOLE	○
○	CLAYED END SECTION	○
○	FENCE: CHAIN LINK OR WIRE	○
○	FENCE: WOOD CONSTRUCTION	○
○	GUARDRAIL	○
○	MAJOR CENTER INTERVAL	○
○	SPOT ELEVATION	○
○	BURN OR SHUB	○
○	TREE: APPROXIMATE DIAMETER SIZE	○
○	FOUND SURVEY MONUMENT AS NOTED	○
○	SET SURVEY MONUMENT AS NOTED	○
○	CLEAN-OUT/DOWN-SPOUT	○
○	SMILE	○
○	UTILITY CASING/POST	○

AVENTURA AT WILD HORSE CREEK SITE PLAN

PART OF AVENTURA AT WILD HORSE CREEK, A CONSOLIDATION PLAT IN U.S. SURVEY 2031, TOWNSHIP 45 NORTH, RANGE 4 EAST CITY OF CHESTERFIELD, ST. LOUIS COUNTY, MISSOURI

SETBACK REQUIREMENTS

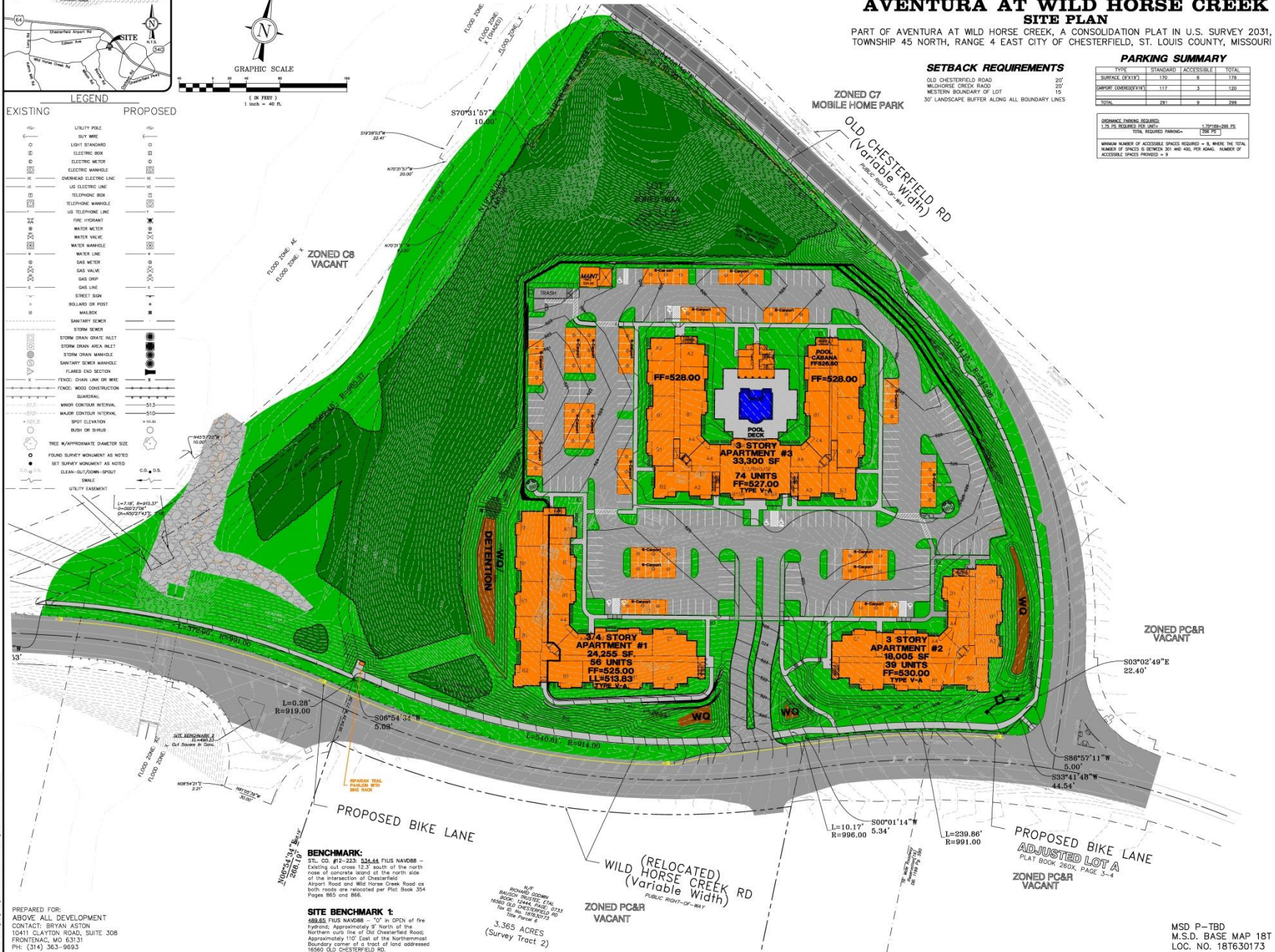
OLD CHESTERFIELD ROAD	20'
WILD HORSE CREEK ROAD	20'
WESTERN BOUNDARY OF LOT	15'
30' LANDSCAPE BUFFER ALONG ALL BOUNDARY LINES	

PARKING SUMMARY

TYPE	STANDARD	ACCESSIBLE	TOTAL
SURFACE SPACES	339	8	347
CONCRETE UNDERPASS	117	3	120
TOTAL	456	11	467

MINIMUM PARKING REQUIRED	1,125 PER 100,000 SF GROSS
1.25 PER SQUARE FOOT	1,125 PER 100,000 SF
TOTAL REQUIRED PARKING	1,263

MINIMUM NUMBER OF ACCESSIBLE SPACES REQUIRED = 8. MAKE THE TOTAL NUMBER OF SPACES AT LEAST 2% OF THE GROSS AREA. NUMBER OF ACCESSIBLE SPACES PROVIDED = 11.



GRIMES CONSULTING, INC.
 LEONARD J. WETZ
 PROFESSIONAL ENGINEER
 LICENSE NO. 10000
 MISSOURI
 10000 N. WILSON ROAD
 ST. LOUIS, MO 63114
 (314) 991-1100
 WWW.GRIMESCONSULTING.COM

DATE	
NO.	
NAME	
REV.	

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK

COLOR SITE PLAN

JOB NUMBER: 3044
 DRAWN BY: J.W.
 DATE: 05/04/18
 CHECKED BY: LIM
 DATE: 05/04/18
 SHEET:

C.10

PREPARED FOR:
 ABOVE ALL DEVELOPMENT
 CONTACT: BRYAN ASTON
 10411 CLAYTON ROAD, SUITE 308
 FRONTENAC, MO 63131
 PH: (314) 363-9693

BENCHMARK:
 STL. CO. #10-223, 525.46 PLUS NAVD83 -
 Extending out across 12.3' south of the north
 rose of obelisk island at the north side of
 the intersection of Chesterfield
 Airport Road and Wild Horse Creek Road so
 both roads are relocated per Plot Book 304
 Pages 185 and 186.

SITE BENCHMARK 1:
 489.65 PLUS NAVD83 - "0" is OPEN of fire
 hydrant. Approximately 5' North of the
 Northern curb line of Old Chesterfield Road;
 Approximately 110' East of the Northernmost
 boundary corner of a tract of land addressed
 16860 OLD CHESTERFIELD RD.

3.365 ACRES
 (Survey Tract 2)

MSD P-TBD
 M.S.D. BASE MAP 18T
 LOC. NO. 181630173
 ZIP CODE 63005

Apartment Building #1

South



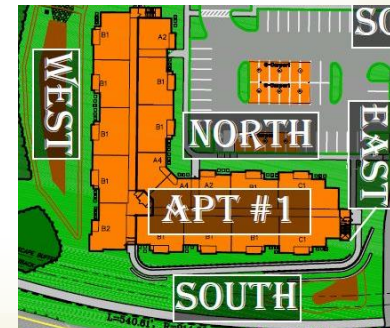
West



North



East



KEYNOTES



Aventura at Wild Horse Creek
Chesterfield, Missouri

 <p>Parker Associates Tulsa, LLC 2222 E. 48th Street, Suite 200 Tulsa, Oklahoma 74116 Phone: 918-742-2400 Fax: 918-742-2400</p>	<p>Aventura at Wild Horse Creek, LLC 10411 OLATON RD., STE. 308 ST. LOUIS, MO 63111 PH: 314-363-6663</p>
	<p>JOB NUMBER: 218011 DRAWN BY: S-JM DATE: 4/3/18</p>
<p>BUILDING ONE ELEVATIONS</p>	
<p>SHEET NUMBER: AB1 OF 3</p>	

Apartment Building #2

South



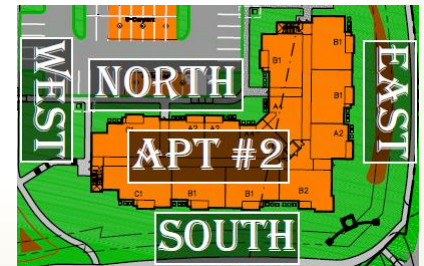
East



North



West





1 BUILDING TWO – SOUTH ELEVATION
3/32"=1'-0" STREET-SIDE ELEVATION



2 BUILDING TWO – EAST ELEVATION
3/32"=1'-0"

- ARCHITECTURAL ASPHALT SHINGLES
- CEMENT FIBER SHAKE SIDING
- DECORATIVE PYLON BRACKET
- CEMENT FIBER SIDING
- INSULATED VINYL WINDOW WITH VINYL SHUTTERS
- MANUFACTURED STONE BELL
- MANUFACTURED THINSET STONE VENEER



3 BUILDING TWO – NORTH ELEVATION
3/32"=1'-0" PARKING-SIDE ELEVATION

- ARCHITECTURAL ASPHALT SHINGLES
- CEMENT FIBER SHAKE SIDING
- CEMENT FIBER SIDING
- INSULATED VINYL WINDOW WITH VINYL SHUTTERS
- MANUFACTURED STONE BELL
- STANDING BEAM ROOF ON PRE-MANUFACTURED ALUMINUM FRAME
- MANUFACTURED THINSET STONE VENEER



4 BUILDING TWO WEST SIDE ELEVATION
3/32"=1'-0" ENTRY-SIDE ELEVATION

KEYNOTES

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2205 E. 46th Street, Suite 200
Tulsa, Oklahoma 74112
918-742-2100
918-742-2101
BIRMINGHAM - ARCHITECTS OF RECORD
MISSOURI LICENSE #A-201107388

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 208
ST. LOUIS, MO 63131
PH: 314-363-0863

JOB NUMBER: 218011
DRAWN BY: SLJA
DATE: 4/9/18

BUILDING TWO ELEVATIONS

SHEET NUMBER: AB2 OF 3

Apartment Building #3

South



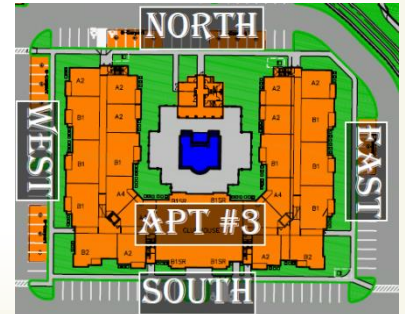
East



North



West





1 BUILDING THREE - SOUTH ELEVATION
3/32"=1'-0"



2 BUILDING THREE - EAST ELEVATION
3/32"=1'-0"



3 BUILDING THREE - NORTH ELEVATION
3/32"=1'-0"



4 BUILDING THREE WEST SIDE ELEVATION
3/32"=1'-0"

KEYNOTES

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2202 E. 46th, Suite 200
Tulsa, Oklahoma 74116
918-742-2400

Aventura at Wild Horse Creek, LLC
10411 CLAYTON RD., STE. 208
ST. LOUIS, MO 63131
PH. 314-363-6863

BRIAN HALEY - ARCHITECT OF RECORD
MISSOURI LICENSE #-2011073889

JOB NUMBER: 218011
DRAWN BY: SLJ/A
DATE: 4/9/18

BUILDING THREE ELEVATIONS

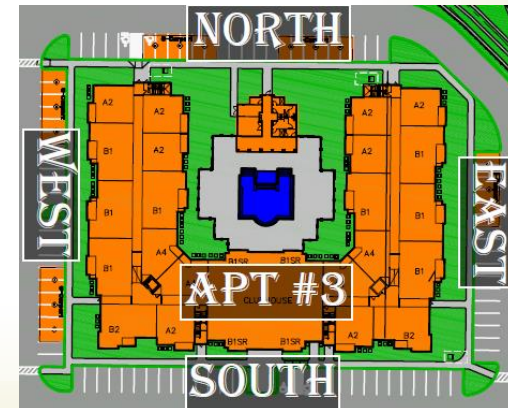
SHEET NUMBER: AB3 OF 3

Apartment Building #3 Courtyard Views

West



East



KEYNOTES



1 BUILDING THREE - WEST COURTYARD ELEV.
3/32"=1'-0"



2 BUILDING THREE - EAST COURTYARD ELEV.
3/32"=1'-0"

Aventura at Wild Horse Creek
Chesterfield, Missouri

 Parker Associates, LLC 2212 E. 46th Street, Suite 100 Tulsa, Oklahoma 74116 918-742-2455	Aventura at Wild Horse Creek, LLC 10411 GUYTON RD., STE. 300 ST. LOUIS, MO 63111 PH. 314-363-9923
	MISSOURI ARCHITECTS NUMBER A-201012806 ARCHITECTS

JOB NUMBER:	218011
DRAWN BY:	SLJH
DATE:	4/25/18
BUILDING THREE ELEVATIONS	
SHEET NUMBER	AB4 OF 4

Pool Cabana

South



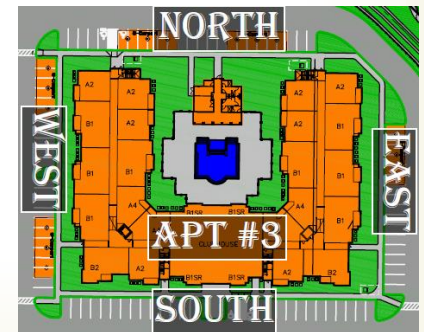
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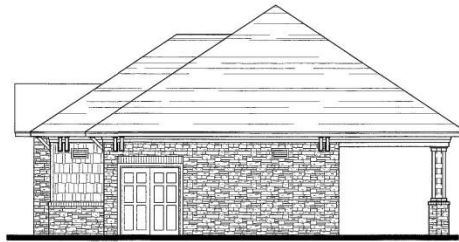
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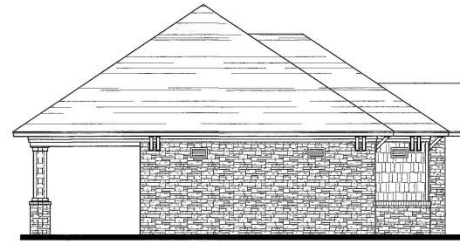
West



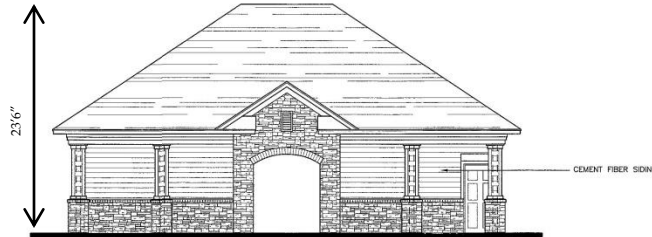
KEYNOTES



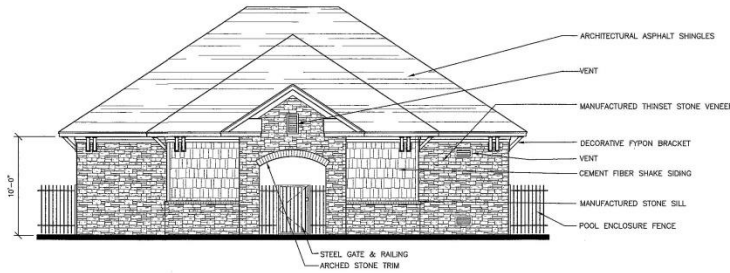
4 POOL CABANA WEST ELEV.
1/4"=1'-0"



3 POOL CABANA EAST ELEV.
1/4"=1'-0"



2 POOL CABANA SOUTH ELEV.
1/4"=1'-0"



1 POOL CABANA NORTH ELEV.
1/4"=1'-0"

Aventura at Wild Horse Creek
Chesterfield, Missouri



Parker Associates Tulsa, LLC
2205 E. 49th Street, Suite 200
Tulsa, Oklahoma 74116
918-742-2400

BRUNN MBLT - ARCHITECT OF RECORD
MISSOURI LICENSE A-2010513988

Aventura at Wild
Horse Creek, LLC
10011 GLENN RD. STE. 308
ST. LOUIS, MO 63131
PH 314-263-9882



JOB NUMBER: 218011
DRAWN BY: SLJ/H
DATE: 4/9/18

POOL CABANA ELEVATIONS

9-2-18 SHEET NUMBER SD2 OF 2

Maintenance Building



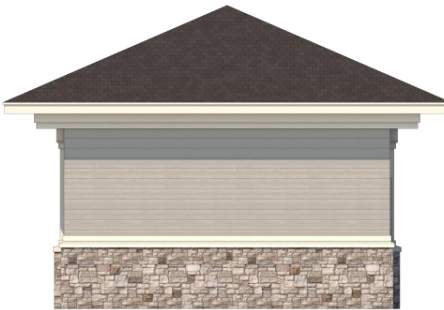
North



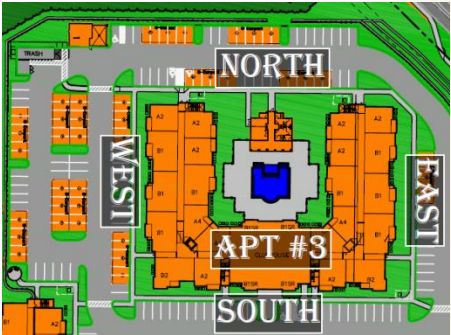
East

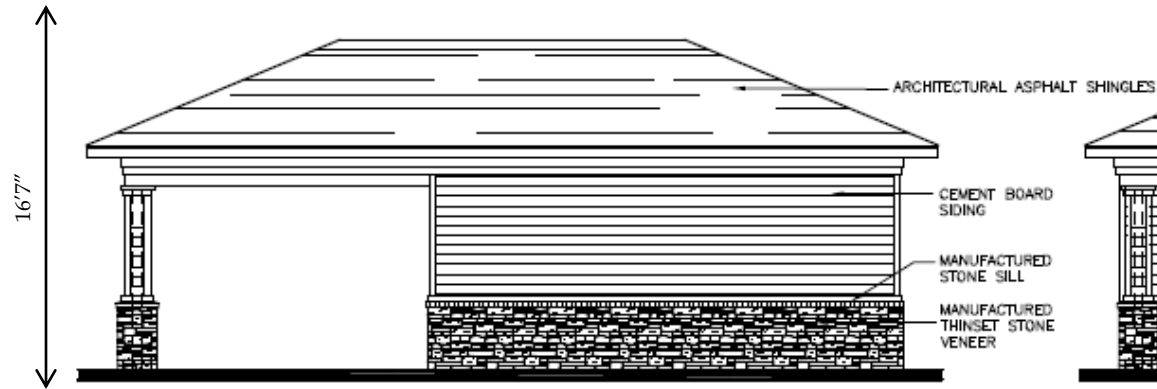


South

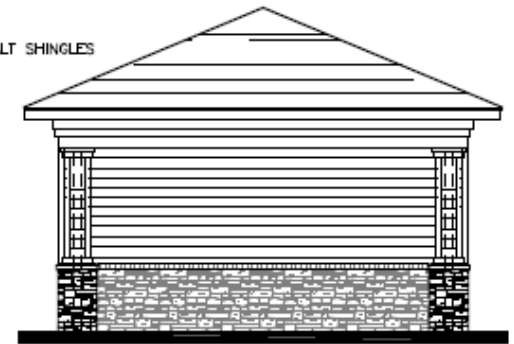


West

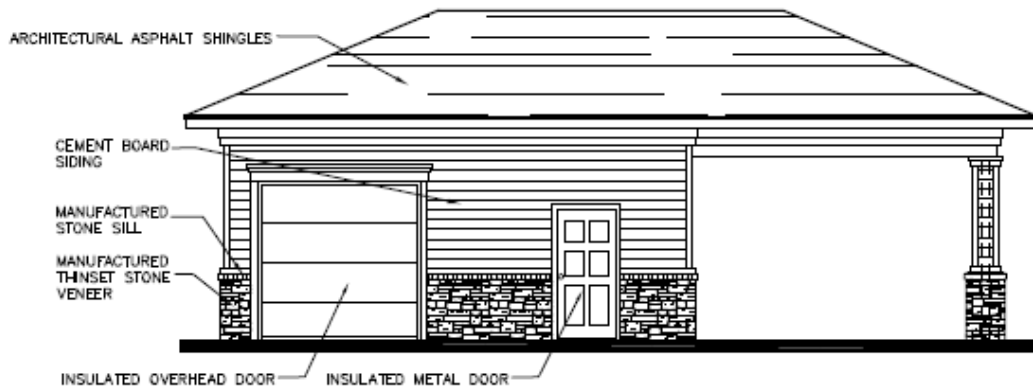




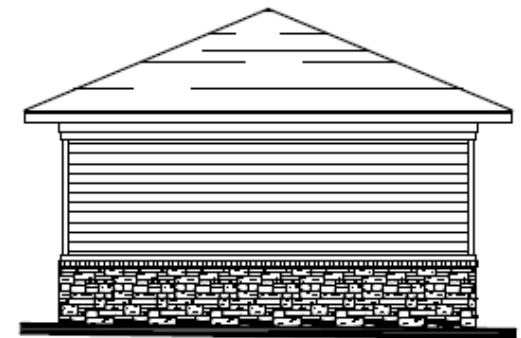
8 MAINTENANCE NORTH ELEV
 $\frac{3}{16}'' = 1'-0''$



7 MAINTENANCE EAST ELEV
 $\frac{3}{16}'' = 1'-0''$



6 MAINTENANCE SOUTH ELEV
 $\frac{3}{16}'' = 1'-0''$



5 MAINTENANCE WEST ELEV
 $\frac{3}{16}'' = 1'-0''$

Trash Enclosure



Front/East



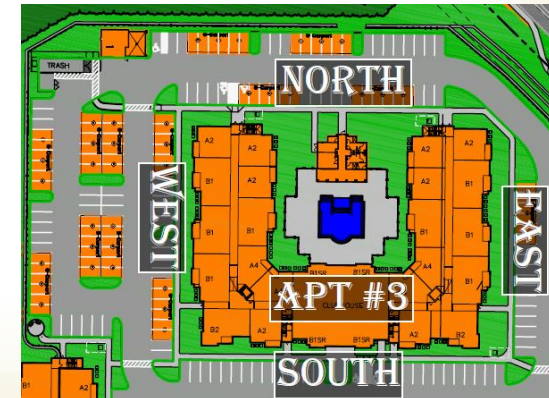
Rear/West

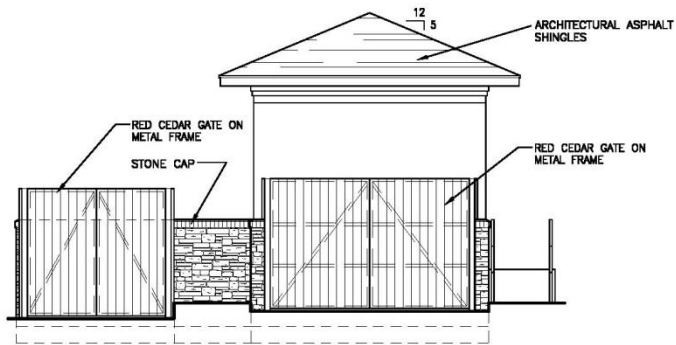


Side/North

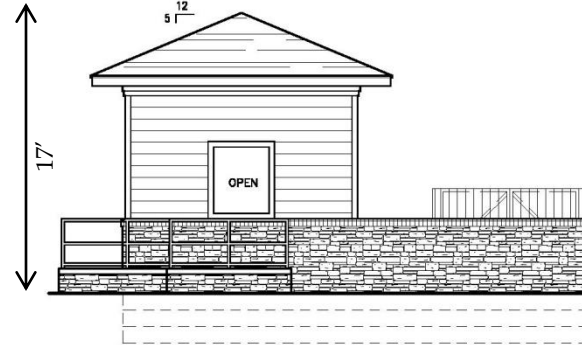


Side/South

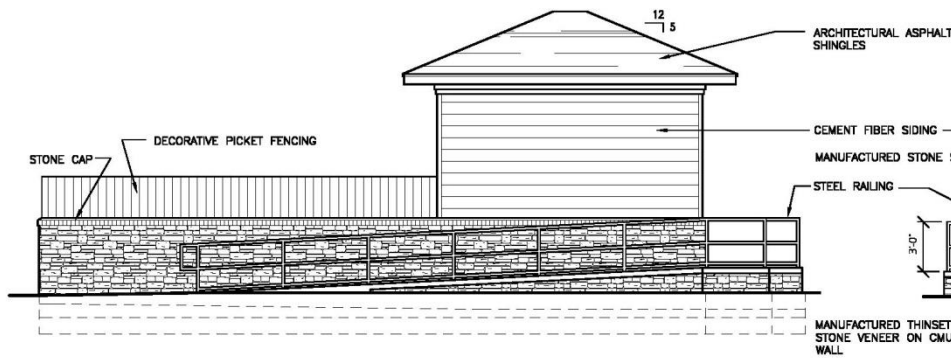




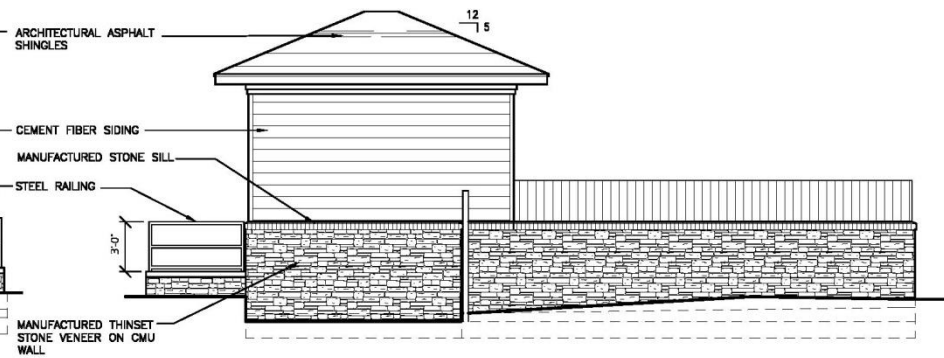
5 TRASH ENCL. FRONT ELEV
 $\frac{3}{16}'' = 1'-0''$



4 TRASH ENCL. REAR ELEV
 $\frac{3}{16}'' = 1'-0''$



3 TRASH ENCLOSURE SIDE ELEV
 $\frac{3}{16}'' = 1'-0''$



2 TRASH ENCLOSURE SIDE ELEV
 $\frac{3}{16}'' = 1'-0''$

Carport Example
Height 7'6"



Entrance off Wild Horse Creek Rd





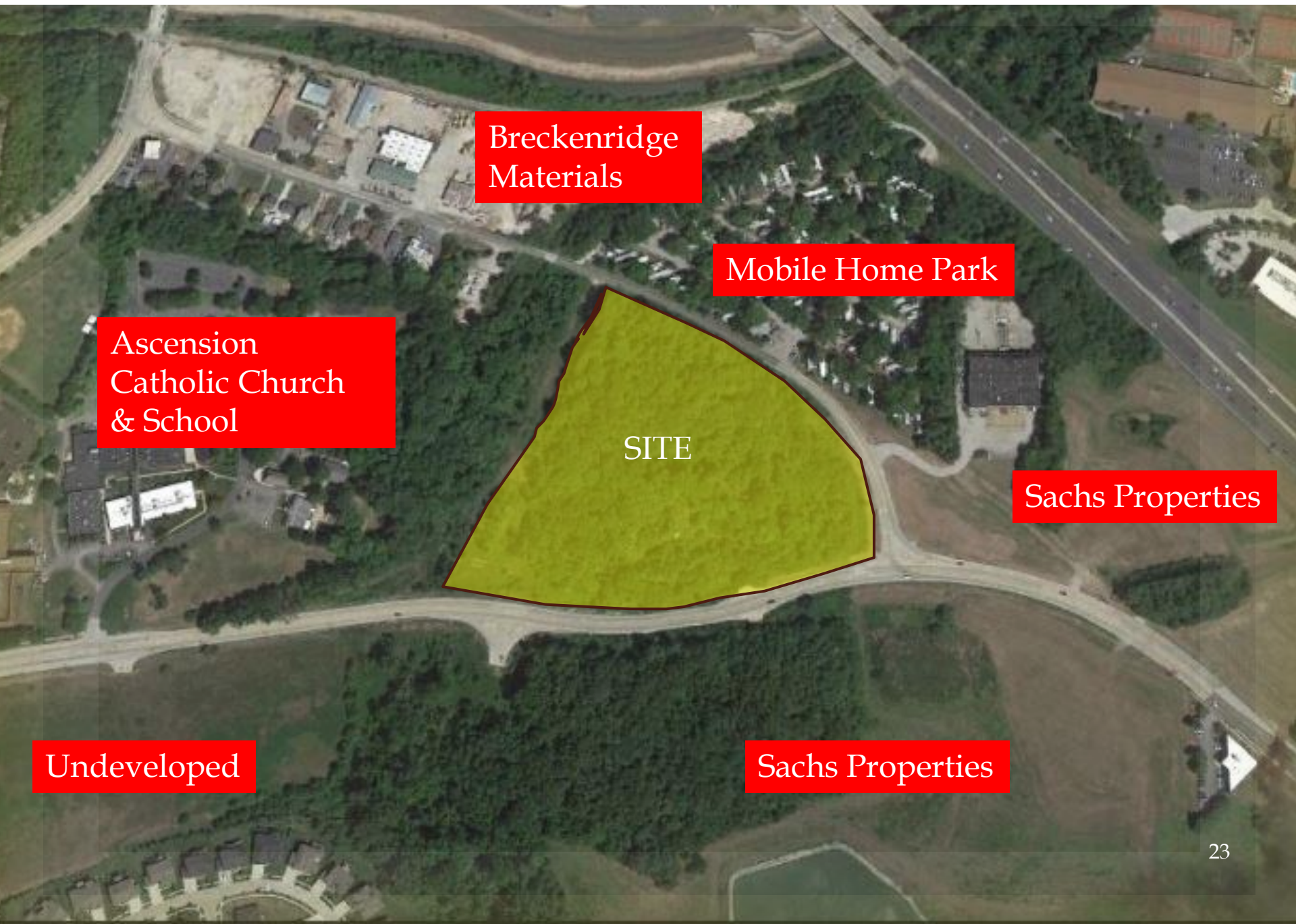
Corner of Wild Horse Creek Rd & Old Chesterfield Rd



View from back of Clubhouse



Aerial



Breckenridge
Materials

Mobile Home Park

Ascension
Catholic Church
& School

SITE

Sachs Properties

Undeveloped

Sachs Properties

Wild Horse Creek Rd & Old Chesterfield Rd



Sachs Property



Mobile Home Park





EXPLANATION OF COLOR SCHEME FOR AVENTURA AT WILD HORSE CREEK CHESTERFIELD, MISSOURI

ABOVE ALL DEVELOPMENT

architectural
color consultants

This new color scheme is one that combines the tone set by the community's environment and surroundings with the need for a contemporary look. The wooded setting calls to a more natural and subtle cast of colors, while our more modern trends are bringing in warmer gray tones. Mixed with our stone selection these directions blend nicely and add to the overall trend in multi-family design of creating apartment HOMES. These new selections, both in texture and color add a very sophisticated touch to this architecture and will lend itself to a highly marketable appearance.

The stone we selected has a variety of colors running from tan to taupe to even more rust-like tones. They are neutral but very rich and will give a grounding look to the buildings. We always like a roof to look substantial and dark and the one we chose here is also great because it ties in some tones to the grays and charcoals, which again ties back to our stone and other colors in the palette.

For the siding we used two different values of familial tones - warm gray/taupe/tan colors that are fresh and modern but also very subtle and inviting. The darker color will be used on the main body while the lighter value will be used to accentuate the areas that come forward. This is a technique that will mimic the architectural massing while also giving the overall facade a visual texture. This allows those areas such as the stairs and balconies to really pop and feel special. The interior spaces will also feel unique and even more comfortable in this lighter color.

The trim will be a soft off-white that gives a nice transition between body colors and makes those areas that want to feel light and open much more comfortable and unique. The ceiling and window trim and stair landings, for instance, will create a nice contrast in the building design as well. This color will be closely matched and tied to our fascia, gutter and soffit selections - and will give a continuity to all building elements.

The second trim color is used as an accent color in the gables and also on the stucco sections. This color will allow the eye to round out the whole look - with the darker tones in the stone feeling similar to this selection and giving some depth to those different textures. This will also add contrast and scale to the buildings.

Our punch color for the entry doors is one that adds some real life and flair to our project. This is a fun yet classy color that will put a personal touch to these homes in a place each resident will see daily. This special note adds a great deal of value to the property. The darkest color in our palette is used on the metal stairs and railings as well as the metal canopies. This color speaks to the material it covers while giving these often-ignored details a nuanced look that rounds out our entire scheme.

This is a look we know to be appealing to a variety of residents who want the nestling feel of an inviting community while also staying fresh and modern. The architecture calls for a set of colors that have natural tones and a warm subtlety to the blend. This creates a sophisticated combination of colors and materials that enhances the architecture and gives the property an appealing charm.

920 Inca Street
Denver, CO 80204

☎ 303 308 0220
☎ 303 308 0125
🌐 colorpeople.com
✉ nicccolors@colorpeople.com

P-2

P-1

T-1

T-2

B-1

B-2



architectural
color consultants

**COLOR SCHEME FOR
AVENTURA AT WILD HORSE CREEK
CHESTERFIELD, MISSOURI**

ABOVE ALL DEVELOPMENT

ROOF: CERTAINTeed - DRIFTWOOD

STONE: STONECRAFT - HAMILTON HERITAGE

FASCIAS/GUTTERS: ROLLEX - SHELL

SOFFITS: PROVIA WOODHAVEN - LINEN

BALCONY RAILINGS: PRE-FINISHED WHITE

SHUTTERS: PROVIA SHUTTERS - 018 TUXEDO GREY NS

WINDOWS: WHITE

POOL DECK: H&C ACRYLA-DECK - HC141 CEMENTED DEAL

P-2 PUNCH COLOR

Stairs & Railings, Metal Canopies

PPG1007-7 BARK
High Gloss Finish

P-1 PUNCH COLOR

Main Entry Doors

PPG1081-5 FIRE DUST
High Gloss Latex Finish

T-2 TRIM COLOR

Shake Siding Gables, Stucco Sections (Bldg 3), Storage Doors

PPG1008-5 ROLLER COASTER
Satin Finish

T-1 TRIM COLOR

All Trim, Ceilings, Balcony Doors

PPG1111-1 PRAIRIE WINDS
Satin Finish

B-2 BODY COLOR

Body Punch-outs/Accents, Interior Walls (Balconies/Breezeways)

PPG1024-4 MOTH GRAY
Satin Finish

B-1 BODY COLOR

Main Body

PPG1007-4 HOT STONE
Satin Finish

All Paint Colors by PPG PAINTS

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PRIMARY APPLICATIONS

- ▶ Commercial Developments
- ▶ Self Storage
- ▶ Apartments (Multi-Family)
- ▶ Parks & Recreation
- ▶ Schools & Universities



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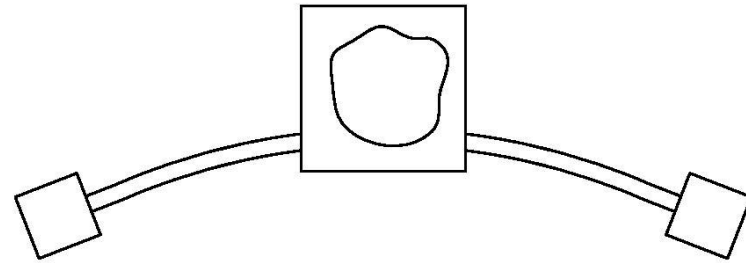
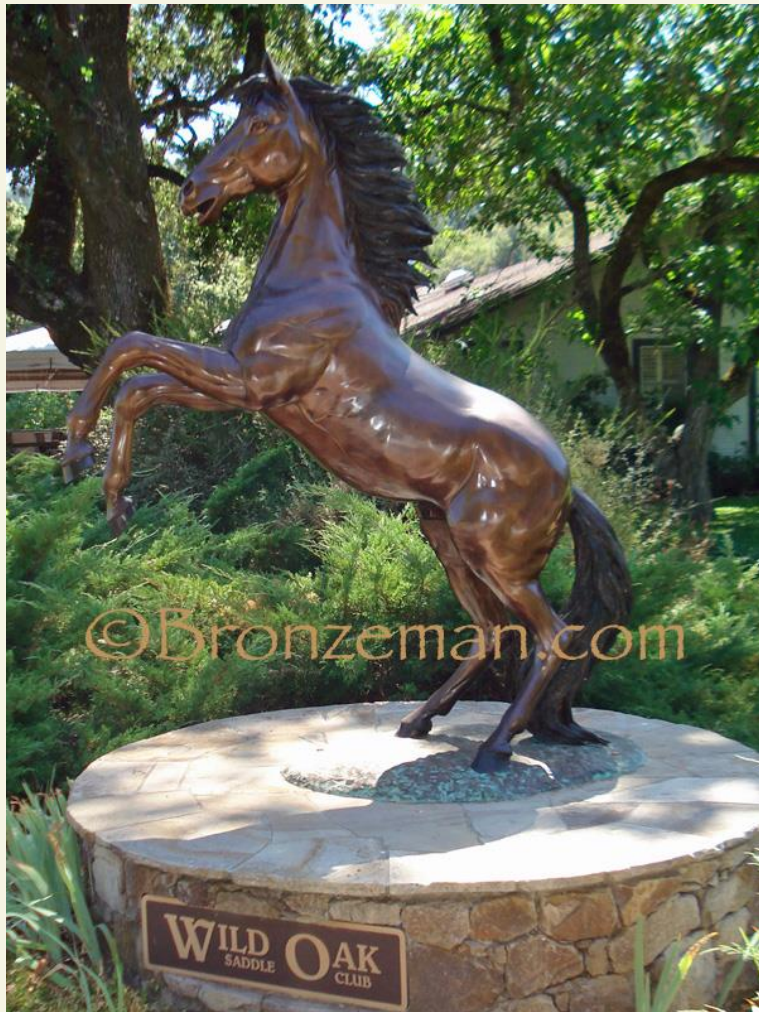
Retaining Walls



Retaining Wall in Rear of Site (Gray)



Wild Horse Creek & Old Chesterfield Rd Entrance Monument



Riparian Trail Shelter & Bike Rack (actual will have seating for 2)





EDWARD A. RICE
PROFESSIONAL ENGINEER
LICENSE

GRIMES CONSULTING, INC.
Civil Engineering & Surveying Services
18200 OLD TRUSS ROAD
FRONTENAC, MO 63071
PH: (314) 363-8900
FAX: (314) 363-8901

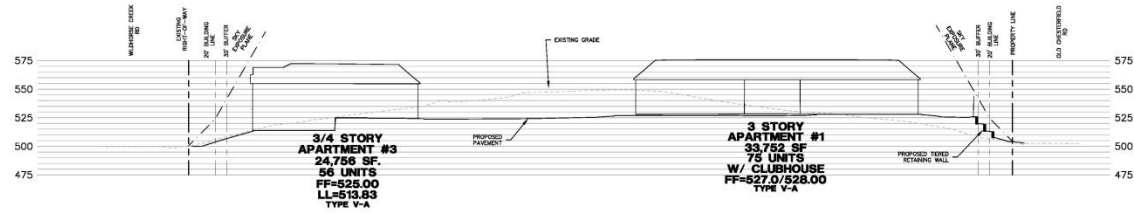
DATE:	
SCALE:	
REVISIONS:	
NO.	DESCRIPTION

A SITE PLAN FOR
AVENTURA AT WILD HORSE CREEK
CHESTERFIELD, MO 63005

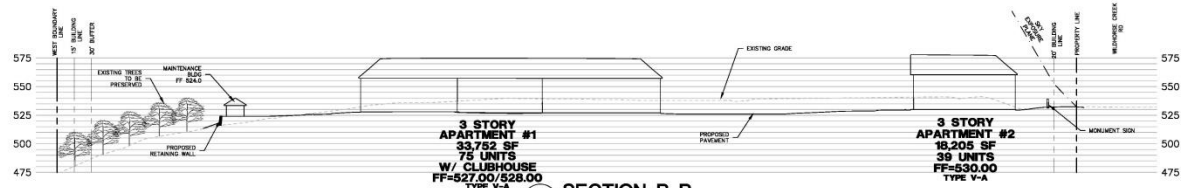
SHEET TITLE
SITE SECTIONS PLAN

JOB NUMBER: 3044
DRAWN BY: E.W
DATE: 05/04/18
CHECKED BY: LJM
DATE: 05/04/18

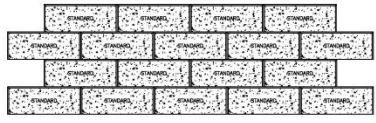
SHEET:
C2.0



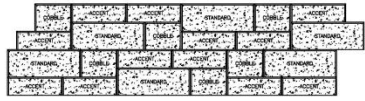
1 SECTION A-A
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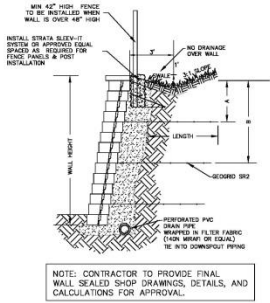
2 SECTION B-B
SCALE: 1/4"=1'-0"



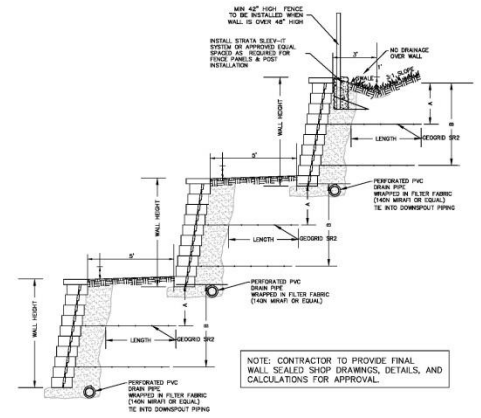
VERSALOK STANDARD PANELS
SOLID NONE



VERSALOK MOSAIC PANELS
SOLID NONE



NOTE: CONTRACTOR TO PROVIDE FINAL WALL SEALED SHOP DRAWINGS, DETAILS, AND CALCULATIONS FOR APPROVAL.



NOTE: CONTRACTOR TO PROVIDE FINAL WALL SEALED SHOP DRAWINGS, DETAILS, AND CALCULATIONS FOR APPROVAL.

5 MODULAR BLOCK RETAINING WALL
C2.0/ (SEE RETAINING WALL PLANS BY OTHERS)

PREPARED FOR:
ABOVE ALL DEVELOPMENT
CONTACT: BRYAN ASTON
10411 CLAYTON ROAD, SUITE 308
FRONTENAC, MO 63071
PH: (314) 363-8863

MSD P-TBD
M.S.D. BASE MAP 18T
LOC. NO. 18T630173
ZIP CODE 63005



Parker Associates Tulsa, LLC
2202 East 49th Street South
Suite 200
Tulsa, Oklahoma 74105

Phone 918-742-2485
Fax 918-742-2486
www.parkertulsa.com

Architect's Statement of Design

6/1/18

Project: Aventura at Wild Horse Creek Apartment Project

Location: Northwest Quadrant of the Wild Horse Creek Road and Old Chesterfield Road Intersection, Chesterfield, MO.

Project Overview:

The project contains three apartment buildings containing a total of 169 units. Site amenities will include the following: Clubhouse that is integral with apartment Building 3, pool, pool cabana, maintenance building with carwash, trash compactor with recycle center, and carport structures.

Site Access:

The site has one point of access off Wild Horse Creek Road. The boulevard entry drive aligns with an existing curb cut that is on an axis that centers on the clubhouse in Building 3. The parking is generally centralized in the interior of the site and loops around Building 3 which allows for improved traffic flow. Apartment buildings screen the majority of the parking from the adjacent public right of ways. The parking area located at the northeast part of the site will be screened from off-site traffic by a substantial existing tree line. There is a public sidewalk along both public roads. The sidewalk at Wild Horse Creek ties to the interior sidewalks of the site. There is an accessible route that connects all buildings and amenities throughout the site.

Topography:

The existing topography is extensive with over 70' of change with the high point located near the center of the site. The proposal is to lower the grade at the center of the site creating a flattened area for the proposed structures. Even so, there will be the need for retaining walls at the perimeter of the site. The triple tiered mosaic block retaining wall shown at Building 1 along Wild Horse Creek Road has a maximum height of 13' (max tier 5' high). Building 1 also incorporates a retaining wall within the building creating a walk-out basement condition (this side of the building is 4 stories) facing west. The triple tiered mosaic block retaining wall along Old Chesterfield Road has a maximum of 20' height (max tier 7' high). The standard versa-lok retaining wall at the NW corner of the site is a maximum of 19' height is located along the tree preservation area and screened from the public view. The retaining walls will be constructed of modular block and with a stone type finish that will complement the stone on the Buildings. The retaining walls will be required to be engineered with sealed drawings provided by the supplier.

Building Design:

Scale:

The proposed apartment buildings are 3-story in height with pitched roofs. Building 1 contains a section at the west side that is 4-story with east side being 3-story. This is typically called a three / four split building. The maximum height of Building 1 is 57' (4-story side) and Buildings 2 and 3 are 48'. The building facades employ horizontal banding and material changes to break up the height and help achieve a sense of human scale. Balcony elements and other building offsets occur at each unit which provides visual breaks along building elevations.

Design:

The buildings incorporate a number of design elements that lend a residential feel to the project. The exterior materials are stone and cementitious horizontal siding. Elements including window shutters, cornice brackets and pitched roofs also give a residential feel. All buildings will have the same materials and color to provide an overall sense of unity for the project.

Materials and Colors:

The exterior materials will include thinset manufactured stone, cementitious horizontal siding and stucco which accentuate the club. Colors and sample board will be submitted by the Owner separate from this document.

Landscape Design and Screening:

A landscape design meeting the City standards is submitted separately from this document. Tree and shrubs are planned at the site perimeters as well as around each structure. Special attention will be paid at the intersection of Wild Horse Creek and Old Chesterfield Road as a decorative retaining wall with a full-size bronze horse statue will be installed. Heat pump condensers located around the perimeter of the apartment buildings will be screened with shrubbery.

Lighting:

A site lighting plan is submitted separately from this document. The general parking lighting will be provided by LED fixtures that have zero up-light. The clubhouse will have approximately 5 wall mounted decorative fixtures to accentuate the club entry. All site lighting will meet the Lighting Standards as provided for in the Unified Development Code.

Sincerely,



Bryan E. Hulst, AIA
Member



GENERAL NOTES:

- 1) Open space ratio is 63.6%. Total Site 546,671 SF/Open Space 349,120 SF
- 2) Street tree - Old Chesterfield Road 1,060.5 ft - 366.4 ft met by existing trees = 672.1 ft/50 13.5 or 14 street trees
- 3) Street Tree - Wildhorse Creek Road - 1,171.9 ft - 556.73 ft met by existing trees = 615.17 ft/50 = 12.3 or 13 street trees
- 4) All street trees will be located at least 3' from proposed curb.
- 5) All street trees will be located at least 10' from all storm sewer structures.
- 6) All street trees will be located at least 25' from all Street lights, Signs, and Intersections.
- 7) Street Trees along Old Chesterfield Road to be small ornamental trees where under overhead electric lines.
- 8) All turf areas around building will be sodded balance of site will be seeded.
- 9) An in-ground irrigation system will be provided.

PLANT	QUANTITY	BOTANICAL NAME	COMMON NAME	HT	SPREAD	GROWTH RATE	CROWN	REASON
A	36	<i>Picea pungens</i>	Colorado Spruce	8-10'	30'-40'	Medium Growing	Evergreen	1.6%
B	27	<i>Pinus strobus</i>	White Pine	5-10'	45'	Fast Growing	Evergreen	12%
C	35	<i>Acer rubrum 'Red Sunset'</i>	Red Sunset Red Maple	2 1/2'	45'	Fast Growing	Deciduous	15.6%
D	21	<i>Gleditsia triacanthus 'Shademaster'</i>	Shademaster Honeylocust	2 1/2'	45'	Fast Growing	Deciduous	9.3%
E	10	<i>Hillia americana 'Redmond'</i>	Redmond Linden	2 1/2'	45'	Medium Growing	Deciduous	5%
F	6	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2'	45'	Medium Growing	Deciduous	2.7%
G	1	<i>Ilex opaca</i>	Red Dogwood	5-10'	45'	Medium Growing	Deciduous	3.5%
H	9	<i>Cercis canadensis 'Merlot'</i>	Merlot Red Bud	2 1/2'	25'	Fast Growing	Ornamental	4%
J	16	<i>Crataegus laevigata 'Supra'</i>	Crimson cloud Hawthorn	2 1/2'	25'	Medium Growing	Ornamental	7.1%
K	12	<i>Ostrya virginiana</i>	Hopbroom	2 1/2'	30'	Slow Growing	Ornamental	5.4%
L	15	<i>Garcinus caroliniana</i>	American Hornbeam	2 1/2'	20'	Medium Growing	Ornamental	4%
M	10	<i>Cornus florida</i>	Flowering Dogwood	2 1/2'	20'	Medium Growing	Ornamental	5.5%
O	6	<i>Juniperus virginiana 'Taylor'</i>	Taylor Juniper	6-8'	4'	Medium Growing	Evergreen	3.2%
P	24	<i>Thuja occidentalis 'Emerald'</i>	Emerald Arborvitae	4-6'	4'	O.G.	Evergreen	3.5%
Q	26	<i>Ilex X 'Misty China Girl'</i>	China Girl Holly	6-8'	24'	O.G.	Evergreen	3.4%
R	56	<i>Ilex virginica 'Henry's Garnet'</i>	Henry's Garnet Sweetspire	24'	3'	O.G.	Evergreen	3.1%
S	52	<i>Juniperus sabina 'Buffalo'</i>	Buffalo Juniper	16-24'	4'	O.G.	Evergreen	3.1%
T	122	<i>Hibiscus syriacus 'Antonia Two'</i>	Lil' Kim Rose of Sharon	24"	4'	O.G.	Deciduous	3.1%
U	13	<i>Eunymus status 'Compacta'</i>	Dwarf Burning Bush	24-30"	4'	O.G.	Deciduous	3.1%
V	15	<i>Viburnum x 'Juddi'</i>	Judd Viburnum	24-30"	4'	O.G.	Deciduous	3.1%
W	32	<i>Berberis thunbergii 'Rose Glow'</i>	Rose Glow Barberry	24"	30"	O.G.	Deciduous	3.1%
X	240	<i>Hemocallis Stella de Oro</i>	Stella de Oro Daylily	1' dt.	10"	O.G.	Deciduous	3.1%
Y	270	<i>Kuhnsbeckia fulvida 'Goldstrum'</i>	Black-eyed Susan	1' dt.	12"	O.G.	Deciduous	3.1%
Z	65	<i>Catananthera 'Karl Foerster'</i>	Feather Reed Grass	1' dt.	12"	O.G.	Deciduous	3.1%
aa	270	<i>Liriope muscari 'Big Blue'</i>	Big Blue Liriope	1' dt.	12"	O.G.	Deciduous	3.1%
ab	90	Annular to be selected		C. F.	6"	O.G.	Deciduous	3.1%
ac	0	Boretation Plantings per MGD		C. F.	10"	O.G.	Deciduous	3.1%

Evergreen 71 = 31.7%
Deciduous 66 = 39.3%
Ornamental 60 = 29.2%



Shapiro & O'Connell Landscape Architects, LLC



Consultants

**Aventura At Wild Horse Creek
Chesterfield, Missouri**

Revisions:

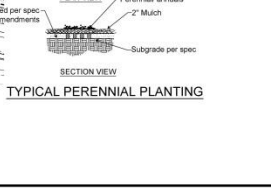
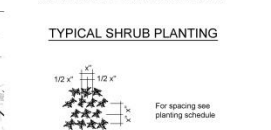
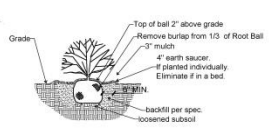
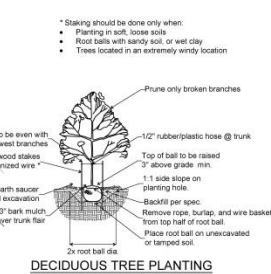
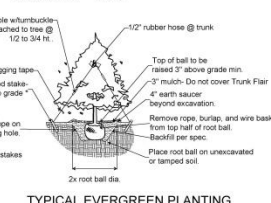
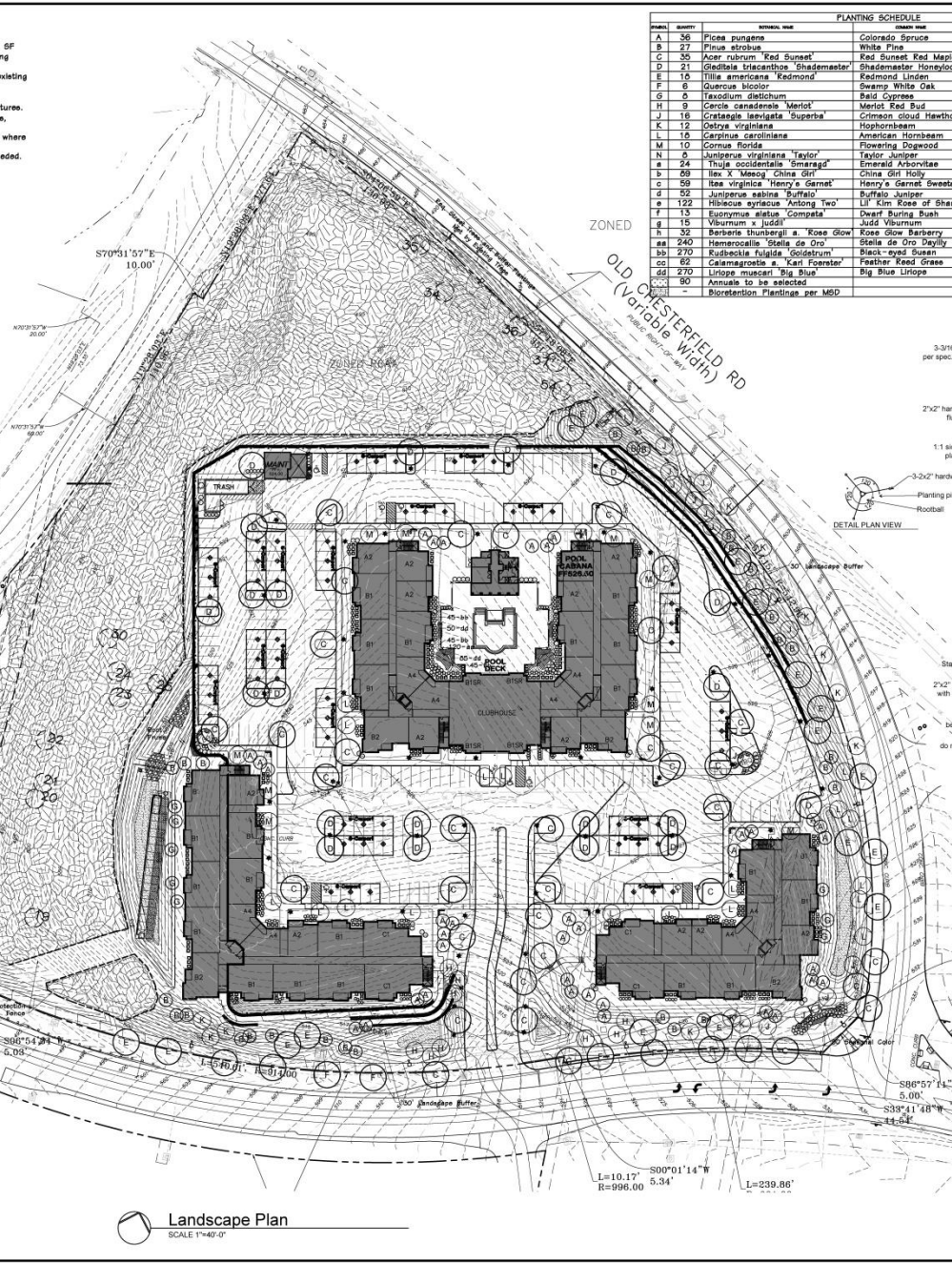
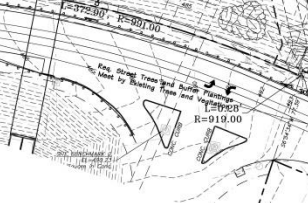
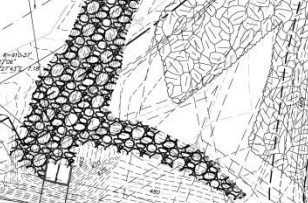
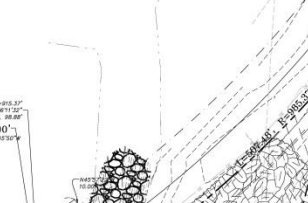
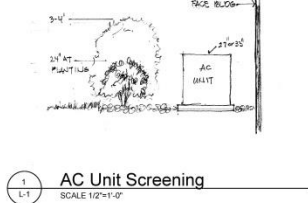
Date	Description	No.
07/11/18	City Comments	1

Drawn: **BAD**
Checked: **DAD**

Matthew J. Lang
Landscape Architects, LLC
7500 West Branch Ave
St. Louis, MO 63117
(314) 566-4856
dlanging@aigmail.com

Sheet Title: **Landscape Plan**
Sheet No: **L-1**
Date: **6/11/2018**
Job #: **127.006**

Above All Development



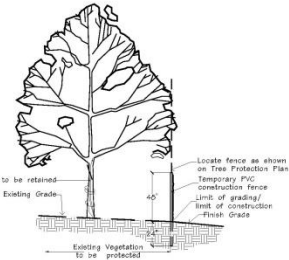
Landscape Plan
SCALE 1"=40'-0"

TREE PROTECTION NOTES:

- 1) Preserved woodland canopy is delineated with shading.
- 2) Pre-construction meeting to be held on-site to include a presentation of tree protection measures to operators, construction supervisors, developer's representative, and city zoning inspector.
- 3) Clearing Limits to be rough staked in order to facilitate location for installation of protection fencing. No early maintenance schedule is required. Where noted on plan, contractor to bench and root prune prior to any grading activity. Required siltation devices to be installed along limit of disturbance line.
- 4) No clearing or grading shall begin in areas where the treatment and preservation measures have not been completed including the installation of tree protection fencing along all "Limit of Disturbance" lines shown on the plan.
- 5) Tree Protection Fencing shall be 4-foot high temporary plastic construction fence. No equipment traffic/parking, concrete washout, material storage or other such construction activity shall be permitted to penetrate the protection fencing or disrupt the Protected Woodland Area except for the removal of dead or invasive plant material. Any proposed plantings shall be subject to the review and approval of the City of St. Louis. All ground plans shall be mulched with hardwood bark mulch. Tree Protection Signage will be placed along the Protection Fencing as shown as the dashed line on the plan.
- 6) Tree protection measures to be maintained throughout construction sequence.

TREE PROTECTION ACTION KEY SEQUENCE:

- 1) Survey limit of disturbance.
- 2) Install tree protection fencing.
- 3) Post tree protection signage or fence (No signs will be posted on trees).
- 4) Maintain tree protection area as an off-limits zone.



TREE PROTECTION DETAIL
n.l.s.

TREE PRESERVATION SUMMARY:

Total Site Area = 548,671 sq. ft. or 12.59 Ac.
Existing Tree Canopy Coverage = 463,419.9 sq. ft. or 10.4 Ac.
Existing Tree Canopy in Elements = 35,503.8 sq. ft.
Net Existing Tree Canopy = 417,916.0 sq. ft.

Total Canopy proposed for removal = 314,141 sq. ft. or 7.2 Ac. (69.3%)
Total Canopy proposed for preservation = 139,278.8 sq. ft. or 3.2 Ac. (33.3%)
Total Canopy preserved in Elements = 12,318.8 sq. ft.
Net Canopy preserved = 126,318.8 sq. ft. (30.0%)

TREE NUMBER	SPECIES_ID	DBH_EXACT	CROWN_CLAS	CONDITION	T.B.R.
1	sycamore-american	30	30-40	Good(100%)	T.B.R.
2	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
3	sycamore-american	30	30-40	Fair(100-40%)	T.B.R.
4	hackberry	30	30-40	Fair(100-40%)	T.B.R.
5	maple-silver	30	30-40	Fair(100-40%)	T.B.R.
6	sycamore-american	30	30-40	Fair(100-40%)	T.B.R.
7	maple-silver	30	30-40	Fair(100-40%)	T.B.R.
8	maple-silver	30	30-40	Fair(100-40%)	T.B.R.
9	maple-silver	30	30-40	Fair(100-40%)	T.B.R.
10	maple-silver	30	30-40	Fair(100-40%)	T.B.R.
11	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
12	hackberry	30	30-40	Fair(100-40%)	T.B.R.
13	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
14	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
15	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
16	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
17	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
18	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
19	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
20	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
21	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
22	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
23	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
24	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
25	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
26	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
27	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
28	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
29	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
30	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
31	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
32	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
33	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
34	hackberry	24	45-50	Fair(100-40%)	T.B.R.
35	sycamore-american	24	45-50	Fair(100-40%)	T.B.R.
36	sycamore-american	38	45-50	Fair(100-40%)	T.B.R.
37	sycamore-american	24	45-50	Fair(100-40%)	T.B.R.
38	maple-silver	30	30-40	Good(100-20%)	T.B.R.
39	maple-silver	24	45-50	Good(100-20%)	T.B.R.
40	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
41	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
42	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
43	maple-silver	34	45-50	Fair(100-40%)	T.B.R.
44	maple-silver	30	30-40	Fair(100-40%)	T.B.R.
45	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
46	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
47	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
48	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
49	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
50	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
51	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
52	maple-silver	28	45-50	Fair(100-40%)	T.B.R.
53	sycamore-american	30	45-50	Good(100-40%)	T.B.R.
54	maple-silver	30	30-40	Fair(100-40%)	T.B.R.
55	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
56	oak-blake	30	30-40	Fair(100-40%)	T.B.R.
57	oak-blake	30	30-40	Fair(100-40%)	T.B.R.

NOTE: These larger trees were located and identified. However, it was determined that none of these met two or more of the criteria to be identified as Significant trees.

**Aventura At Wild Horse Creek
Chesterfield, Missouri**

Revisions:

Date	Description	No.
01/11/2016	City Comments	1

Drawn: **BAD**
Checked: **DAD**

Lang
Landscape Architects, LLC
7500 West Branch Ave.
St. Louis, MO 63117
(314) 546-4856
delong.la@gmail.com

Sheet Title: **Tree Preservation Plan**

Sheet No: **TPP**

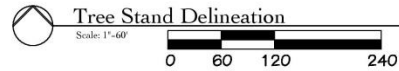
Date: **6/11/2016**
Job #: **127.006**

Tree Preservation Plan
SCALE: 1"=40'-0"

Tree Preservation Plan Prepared under direction of Greg Kinast of Hansen's Tree Service, Certified Arborist MW015589W
Greg Kinast
Best Made Possible by Green Consulting

TREE NUMBER	SPECIES OR DBH EXACT CROWN CLASS	CONDITION
1	oak northern red	28 33-40 Fair (60-69)
2	sycamore American	28 33-40 Good (70-79)
3	oak northern red	20 31-40 Fair (60-69)
4	sycamore American	20 33-40 Fair (60-69)
5	hackberry	20 31-40 Fair (60-69)
6	pine eastern white	28 43-50 Fair (60-69)
7	maple silver	26 33-40 Fair (60-69)
8	sycamore American	42 51-60 Good (70-79)
9	maple silver	32 43-50 Fair (60-69)
10	maple silver	20 33-40 Fair (60-69)
11	hackberry	20 33-40 Fair (60-69)
12	ash green	20 33-40 Fair (60-69)
13	maple silver	24 33-40 Fair (60-69)
14	hackberry	24 33-40 Fair (60-69)
15	walnut black	20 43-50 Fair (60-69)
16	Basswood spp	22 33-40 Fair (60-69)
17	oak northern red	20 33-40 Good (70-79)
18	hackberry	24 33-40 Fair (60-69)
19	maple silver	20 33-40 Fair (60-69)
20	oak shingle	24 43-50 Good (70-79)
21	oak northern red	22 42-50 Good (70-79)
22	oak chinquapin	24 43-50 Fair (60-69)
23	oak white	22 33-40 Good (70-79)
24	oak shingle	26 42-50 Good (70-79)
25	maple sugar	26 43-50 Good (70-79)
26	oak black	28 43-50 Fair (60-69)
27	oak black	20 33-40 Fair (60-69)
28	oak black	24 33-40 Fair (60-69)
29	oak black	24 33-40 Fair (60-69)
30	oak shingle	20 33-40 Fair (60-69)
31	ash green	20 33-40 Fair (60-69)
32	cherry black	22 33-40 Fair (60-69)
33	Basswood spp	24 43-50 Fair (60-69)
34	hackberry	24 42-50 Fair (60-69)
35	sycamore American	24 43-50 Fair (60-69)
36	sycamore American	28 43-50 Fair (60-69)
37	sycamore American	24 42-50 Fair (60-69)
38	maple sugar	24 43-50 Good (70-79)
39	maple sugar	20 33-40 Good (70-79)
40	maple silver	24 43-50 Good (70-79)
41	maple sugar	28 43-50 Fair (60-69)
42	oak black	38 51-60 Fair (60-69)
44	ash green	20 33-40 Fair (60-69)
45	maple silver	24 42-50 Fair (60-69)
46	maple sugar	40 43-50 Fair (60-69)
47	maple sugar	24 43-50 Fair (60-69)
48	cherry black	20 33-40 Fair (60-69)
49	oak black	30 43-50 Good (70-79)
50	oak black	22 33-40 Fair (60-69)
51	maple sugar	20 33-40 Fair (60-69)
52	maple sugar	22 33-40 Fair (60-69)
53	sycamore American	26 43-50 Dead (0)
54	maple silver	28 43-50 Fair (60-69)
55	cherry black	20 43-50 Fair (60-69)
56	oak white	28 43-50 Fair (60-69)
57	oak black	24 43-50 Fair (60-69)

NOTE: These larger trees were located and identified. However, it was determined that none of these meet two or more of the criteria to be classified as Monarch trees.



LEGEND

	Location
	109 - Reference Number
	Dead Tree

Tree Stand Delineation Narrative
September 13, 2017

The overall Lot comprises a total of 12.6 Ac and has a total of 10.4 AC of Woodland. The shaded outlined Tree Stand Delineation map was completed by field inspection.

Woodland A A majority of the site is young woodland that has signs of past disturbance. Overstory is a mix of oak species, sugar maple, silvercherry, hackberry, and a few of the planted white pine. Understory varies from this tree species to oak and maple. The woodland covers average 20% of total acreage that grows to less than 30' in young woodland. Average stand diameter is 4" DBH.

Woodland B A high-quality hardwood stand with scattered large diameter oaks and sugar maple. While some exceed 20" DBH they do not meet the criteria to be classified as Monarch trees. Overstory is white oak, red oak, black oak, silver maple, and sugar maple. Understory was sparse due to dense canopy with very little herbaceous structure. Average overstory diameter is 10" DBH.

Woodland C Pine Plantings: Remnants of a decade row of white-pines are still present. Most have died and have received no maintenance. Crown dieback and branch death is extensive. Some did have decent health and might add to the stand. The remainder are in poor condition. Average diameter is 12" DBH.

Non-Woodland Yard Area: An abandoned yard area with no salvageable trees. The area is thick with small diameter volunteer sprouts and is composed of impervious surface such as the fence, outbuildings, roadway, and paved

WOODLAND A =	69 AC	(203,964 sq ft)
WOODLAND B =	29 AC	(129,016 sq ft)
WOODLAND C =	08 AC	(27,438 sq ft)
Total Existing Canopy	10.4 AC	(453,418 sq ft)
Existing Canopy in Existing Easements	10.4 AC	(453,418 sq ft)
Net Canopy:		(417,919 sq ft)

Tree Stand Delineation Prepared under direction of Skip Kincaid of Hansen's Tree Service. Certified Arborist MW015588W

Skip Kincaid
Eve Map Prepared by: Ginnia Consulting

**Aventura at Wild Horse Creek
Chesterfield, MO**

Above All Development

Revisions:

Date	Description	No.
11/12/17	City Comments	1

Drawn: BAD
Checked: DAD

Douglas A. DeLong
 7020 West Brann Ave
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 (314) 346-4850
 dd@hansenstree.com
 www.hansenstree.com

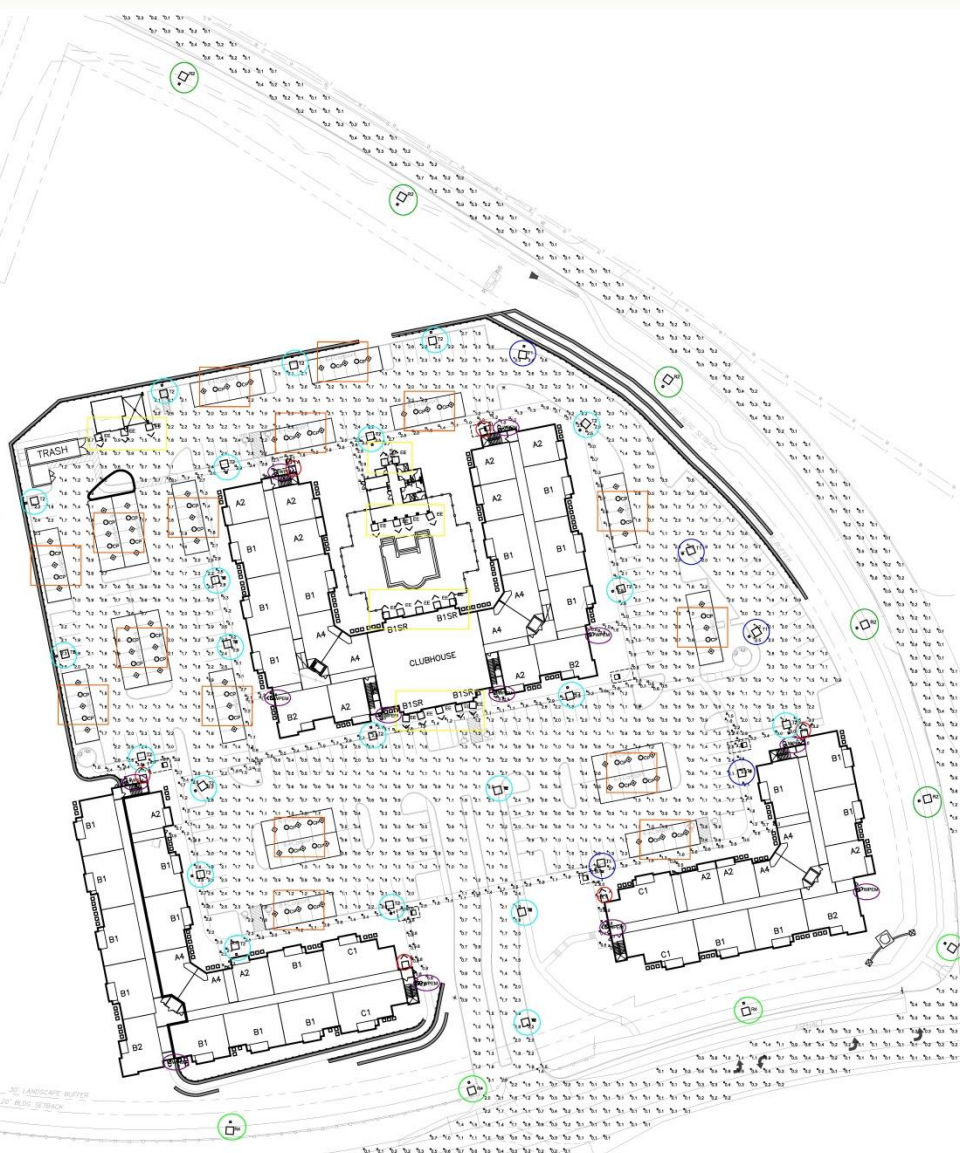
Sheet Title:	Tree Stand Delineation
Sheet No.:	TSD-1
Date:	9/13/2017
Job #:	127.006

Description	Symbol	Aug	Min	Max	Height
Parking Lot	⊕	1.50	3.00	11.75	8.0'
Roofscape	⊙	0.45	0.75	0.85	4.0'
Roofscape	⊙	0.45	0.75	0.85	4.0'
Roofscape	⊙	0.45	0.75	0.85	4.0'

LIGHT FIXTURE SCHEDULE									
FIX. TYPE	MANUFACTURER	CATALOG NO.	QTY	KWTS	#	LAMP(S)	FINISH	MOUNT	REMARKS
A	KICHLER	49550BKTL	6	120	8	LED, 3000°K	TEXTURED BLACK	WALL +12'-0"	ADDRESS
CP	MAXIM LIGHTING	57714	40	120	20	LED, 3000°K	WHITE CARPORT CEILING	CARPOT	
EE	KICHLER	49624BKTL	19	120	17	LED, 3000°K	TEXTURED BLACK	WALL +10'-0"	
P2	EATON PREVAL	PRV-A25-D-UNV-T2-SA-BK	7	120	87	LED, 4000°K	BLACK	20' POLE	TYPE 2 DISTRIBUTION
P4	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	6	120	87	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
P1	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	5	120	87	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
T2	EATON PREVAL	PRV-A25-D-UNV-T4-SA-BK	22	120	87	LED, 4000°K	BLACK	20' POLE	TYPE 4 DISTRIBUTION
WP	EATON MICROHM-EDISON	ES-AF-350-ED-E1-T3-BK-DWB	12	120	20	LED, 4000°K	BLACK	WALL +20'-0"	WALLPACK BATTERY PACK

GENERAL NOTES

- 1 ALL ELECTRIC LIGHTING SHALL BE CONTROLLED AUTOMATICALLY BY PHOTOELECTRIC CELLS, STREET AND RESIDENTIAL LIGHTING SHALL BE ON FROM DUSK TO DAWN.
- 2 THE SOURCE OF ILLUMINATION SHALL NOT BE LOWER THAN TEN (10) FEET ABOVE GRADE.
- 3 MOUNTING HEIGHTS OF LIGHTING FIXTURES SHALL NOT EXCEED TWENTY (20) FEET.



SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

Aventura at Wild Horse Creek
Chesterfield, Missouri



JAN E. PARKER - ARCHITECT OF RECORD
PROJECT LOCATION # 14-00470P
Parker Associates Tulsa, LLC
2000 East 20th Street, Suite 200
Tulsa, OK 74104
(918)-742-2445

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Consulting Engineering
Mechanical • Electrical • Energy

JOB NUMBER: 000000
DRAWN BY: JH/ML/ML/DW/SH
DATE: 05/14/2018

SHEET NUMBER: SL1 OF 1

WAFER LED | SURFACE MOUNT

- 5710 / 5712 / 5714
- 5710 LED
- 5712 LED
- 5714 LED
- 5710 LED
- 5712 LED
- 5714 LED
- 5710 LED
- 5712 LED
- 5714 LED



TYPE CP

Project Name: _____
 Location: _____
 Job Type: _____
 Qty: _____
 Comments: _____

PRODUCT DESCRIPTION
 Wafer used designed for the discerning consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum, wafer brings ultimate heat dissipation to its wafer. It technology. Edge lighting gives even light distribution while dispersing heat over a larger area. The result of the wafer is the wafer light distribution.

MEASUREMENTS

MODEL DIMENSION	HANGING WEIGHT
5710 1" D x 1/2" H	0.8 lbs
5712 1 1/2" D x 1/2" H	1.2 lbs
5714 2" D x 1/2" H	1.7 lbs

LAMPING

MODEL BALL TYPE	WAVENUMBER	CRI	TEMP	COOLING	DIMMABLE	INPUT
5710 1" D x 1/2" H (Integrated)	90	90	80	300K	ELV	120V
5712 1 1/2" D x 1/2" H (Integrated)	90	90	80	300K	ELV	120V
5714 2" D x 1/2" H (Integrated)	90	90	80	300K	ELV	120V

FINISHES OPTIONS:
 White (WT)
 Bronze (BZ)
 Satin Nickel (SN)

MATERIAL:
 Die Cast Aluminum
 Plastic Acrylic Diffuser

AVAILABLE SIZES:
 1" D x 1/2" H

ADDITIONAL:
 1" D x 1/2" H x 1/2" H
 1 1/2" D x 1/2" H x 1/2" H
 2" D x 1/2" H x 1/2" H

WESTERN DISTRIBUTION CENTER (HEADQUARTERS)
 235 NORTON ROAD, SUITE 100, CHICO, CA 95926
EASTERN DISTRIBUTION CENTER
 400 SHELLEY DR., WILMINGTON, DE 19806
 P. 626.756.4222 | F. 626.756.4223 | www.kichler.com

**Amber Valley Collection
 Amber Valley Large LED Wall Lantern BKT
 49624BK(TLED) (Textured Black)**



Project Name: _____
 Location: _____
 Job Type: _____
 Qty: _____
 Comments: _____

Ordering Information
 Product ID: 49624BK(TLED)
 Finish: Textured Black
 Collection: Amber Valley Collection

Dimensions
 Height: 10.00"
 Height from center of wall opening: 9.75"
 Glass Thickness: 6.00 x 8.00
 Weight: 7.14 LBS

Photometrics
 Kelvin Temperature: 3000 K
 Color Rendering Index: 90

Specifications
 Material: Aluminum
 Diffuser Description: Stained Stainless

Electrical
 Dimmable: Yes
 Note: This LED is compatible with most standard non-dimmable dimmers, LED dimmers, and electronic low voltage dimmers. For more information go to Kichler.com/dimming

Dimensions
 Height: 17.25"
 Width: 8.75"

Lighting
 Input Voltage: Single (120)

Qualifications
 Safety Rated: Wet
 Title 24: Yes
 Council ULS Report: A1002 Hours
 Warranty: www.kichler.com/warranty

Primary Lamping
 Light Source: LED
 Lamp Included: Integrated
 # of Beams/LED Modules: 1
 Delivered Lumens: 875
 Initial Lumens: 1400
 Delivered Efficacy: 91

KICHLER

**Amber Valley Collection
 Amber Valley Large LED Wall Lantern BKT
 49624BK(TLED) (Textured Black)**

Project Name: _____
 Location: _____
 Job Type: _____
 Qty: _____
 Comments: _____

Ordering Information
 Product ID: 49624BK(TLED)
 Finish: Textured Black
 Collection: Amber Valley Collection

Dimensions
 Height: 10.00"
 Height from center of wall opening: 9.75"
 Glass Thickness: 6.00 x 8.00
 Weight: 7.14 LBS

Photometrics
 Kelvin Temperature: 3000 K
 Color Rendering Index: 90

Specifications
 Material: Aluminum
 Diffuser Description: Stained Stainless

Electrical
 Dimmable: Yes
 Note: This LED is compatible with most standard non-dimmable dimmers, LED dimmers, and electronic low voltage dimmers. For more information go to Kichler.com/dimming

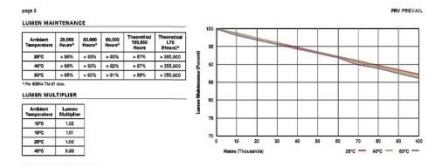
Dimensions
 Height: 17.25"
 Width: 8.75"

Lighting
 Input Voltage: Single (120)

Qualifications
 Safety Rated: Wet
 Title 24: Yes
 Council ULS Report: A1002 Hours
 Warranty: www.kichler.com/warranty

Primary Lamping
 Light Source: LED
 Lamp Included: Integrated
 # of Beams/LED Modules: 1
 Delivered Lumens: 875
 Initial Lumens: 1400
 Delivered Efficacy: 91

KICHLER



GENERIC INFORMATION

Product Name	Light Output	Beam Angle	Color Temperature	Material	Finish
PRV-100	1000	30°	3000K	Aluminum	Black
PRV-200	2000	30°	3000K	Aluminum	Black
PRV-300	3000	30°	3000K	Aluminum	Black

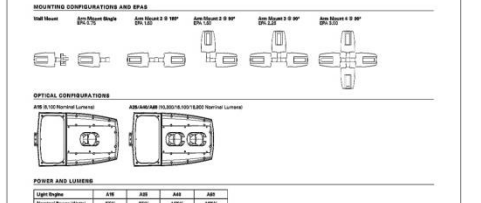
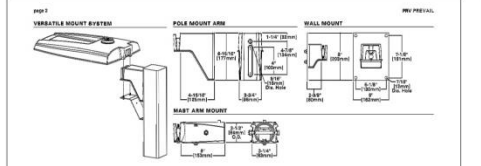
POWER AND LUMENS

Light Output	Power	Beam Angle	Color Temperature
1000	10W	30°	3000K
2000	20W	30°	3000K
3000	30W	30°	3000K

STOCK ORDERING INFORMATION

Product Name	Light Output	Beam Angle	Color Temperature	Material	Finish
PRV-100	1000	30°	3000K	Aluminum	Black
PRV-200	2000	30°	3000K	Aluminum	Black
PRV-300	3000	30°	3000K	Aluminum	Black

F.T.C.N



POWER AND LUMENS

Light Output	Power	Beam Angle	Color Temperature
1000	10W	30°	3000K
2000	20W	30°	3000K
3000	30W	30°	3000K

F.T.C.N

TYPE T1,T2,R1,R2 Lumark



DESCRIPTION
 The Praval LED uses the luminaire's excellent optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Praval luminaire delivers superior uniformity resulting in a consistent, glare-free beam. A standard range of mounting options is available for use in a variety of applications. The Praval luminaire is available in a variety of finishes and is designed to meet the needs of a wide range of applications.

DESCRIPTION
 The Praval LED uses the luminaire's excellent optical performance, energy efficiency and long term reliability in an advanced, patent pending modern design. Utilizing the latest LED technology, the Praval luminaire delivers superior uniformity resulting in a consistent, glare-free beam. A standard range of mounting options is available for use in a variety of applications. The Praval luminaire is available in a variety of finishes and is designed to meet the needs of a wide range of applications.

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DESCRIPTION

Product Name	Light Output	Beam Angle	Color Temperature	Material	Finish
PRV-100	1000	30°	3000K	Aluminum	Black
PRV-200	2000	30°	3000K	Aluminum	Black
PRV-300	3000	30°	3000K	Aluminum	Black

F.T.C.N

Aventura at Wild Horse Creek

Chesterfield, Missouri

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PRELIMINARY PLAN NOTICE AND IS NOT A FINAL, SIGNED AND SEALED DOCUMENT.

CONSTRUCTION

JOB NUMBER: 000000
 DRAWING: J1/AC/PL/DM/00/04
 DATE: 05/14/2018

SHEET NUMBER: SL2 OF 2

Proposed by

